WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/07 10:30 2 pgs
Fees:13.00 Taxes:49.95
20070425-0049205

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$13,500.00.

Affiant

Subscribed and sworn to before me this 23 day of April, 2007

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tn Homebuyers, Inc.	SAME	063-08-0-111.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Clarence E. Kilcrease and wife, Patricia Starks Kilcrease**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tn Homebuyers, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 13 and 15 of Block "P" on the plan of Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lots adjoin and front together 100 feet on the east side of Hadley's Bend Boulevard or Road and run back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Clarence E. Kilcrease and wife, Patricia Starks Kilcrease, by deed from Joshua Davis Starks, Jr. James Allen Starks, Jessie Lee Starks, Patricia Ann Starks Kilcrease and Lois Starks Franklin, on April 17, 1962, of record in Book 3402, page 553, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 120, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10973, page 70, Register's Office for Davidson County, Tennessee.

This is improved property known as: **0 Hadley's Bend Boulevard, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this April 23, 2007.

Clarence E. Kilcrease

Patricia S. Kilcrease

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clarence E. Kilcrease and wife, Patricia Starks Kilcrease** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 23, 2007

My commission expires 9-22-07

Notary Public

